

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7 West

7.1 Avondale 1

The objectives and policies of the underlying Mixed Use zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct

Precinct description

The Avondale 1 precinct applies to the northern boundary edge of the Avondale Racecourse land that adjoins Ash Street, Avondale, and the northern portion of the eastern boundary edge of the Avondale Racecourse land that adjoins Ash Street, and Elm Street at its southern end, as identified on Avondale 1 – Sub-precincts A & B – [Precinct Plan 1](#).

The precinct is divided into sub-precinct A and sub-precinct B. The purpose of the precinct is to:

- provide commercial and office development potential, with limited opportunity for larger retail and residential activities in sub-precinct A; and
- provide intensive residential development potential, with limited opportunity for larger retail and commercial activities in sub-precinct B.

Sub-precinct A provides a development framework that will integrate the busy Ash Street frontage, the internal interface with the Avondale Racecourse, and the Avondale Town centre's western edge. It also seeks to ensure that the prominence and visibility of the racecourse activities are not lost as a consequence of new development along part of its boundary. To achieve this integration and visibility, sub-precinct A includes key requirements regarding intersection and vehicle access points and indicative road layouts.

The provisions which apply to sub-precincts A and B are in addition to, and should be read alongside, provisions relating to the Mixed Use zone. Where there is any conflict between the zone and sub-precinct rules, the sub-precinct rules shall apply.

Objectives

Sub-precinct A

1. Activities have a moderate to high employment density, with a focus on commercial and office development, in close proximity to, or which can support the Avondale Town centre, to ensure commercial activity within this sub-precinct does not detract from the vitality and viability of the Avondale Town centre.
2. Retail size and scale is limited to reinforce the concentration of speciality retail and retail anchors around the Avondale Town centre's Great North Road main street.
3. Residential activities are limited to support sub-precinct B and maximise the business amenity of the Ash Street frontage.
4. Key street and intersection locations are prescribed to avoid unacceptable efficiency and safety effects on Ash Street, while enabling efficient use of the sub-precinct land and retaining ready access and visibility to racecourse activities.
5. Activities are restricted prior to the creation of vehicle access points and public-access roads in accordance with [precinct plan 1](#).
6. New streets deliver high pedestrian amenity and good connectivity internally and to the surrounding traffic network.

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Sub-precinct B

7. A moderate to high residential density is achieved, in close proximity to, or which can support the Avondale Town centre, and which will integrate successfully with existing residential development on land immediately to the east of sub-precinct B.
8. Retail size and scale is limited to reinforce the concentration of specialty retail and retail anchors around the Avondale Town centre's Great North Road main street.
9. Commercial and office activities are limited to support sub-precinct A.
10. Key street and intersection locations are prescribed to avoid unacceptable efficiency and safety effects on Ash Street while enabling the efficient use of the sub-precinct land.
11. Activities are restricted prior to the creation of vehicle access points and public-access roads in accordance with [precinct plan 1](#).
12. New streets deliver high pedestrian amenity and good connectivity internally and to its surrounds.

Policies

Sub-precinct A

1. Enable commercial and office activities within close proximity of the Avondale Town centre and rapid and frequent service network at Great North Road.
2. Provide for a range of commercial and office activities that will not diminish the vitality and viability of the Avondale Town centre.
3. Avoid retail activities that undermine the amenity, retail agglomeration, or social qualities of the Avondale Town centre main street in Great North Road, or which add significant traffic to Ash Street.
4. Limit residential activities to those that are above businesses and which mitigate the effects of Ash Street's traffic function on resident health and amenity.
5. Recognise the importance of new public access streets within the sub-precinct A area as primary places for public interaction and amenity for new development.
6. Require development to provide vehicle access to Ash Street only as specified on [Figure 1](#).
7. Require development to provide new public access streets in locations that are consistent with the sub-precinct plan and which provide accessibility, a more connected local network, on street car parking, and visual amenity.

Sub-precinct B

8. Enable intensive residential activities within a close walk of the Avondale Town centre and the rapid and frequent service network at Great North Road, and which integrates well with existing residential development immediately east of the sub-precinct.
9. Limit commercial and office activities.
10. Restrict retail activities unless they will support the Avondale Town centre main street or activities within sub-precinct B.
11. Recognise the importance of the indicative streets within the sub-precinct area as primary places for public interaction and amenity for new development.
12. Require development to provide new public access streets in locations that are consistent with the sub-precinct plan and which provide accessibility, a more connected local network, on street car parking, and visual amenity.

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7.2 Avondale 2

The objectives and policies of the underlying Town Centre zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct

Precinct description

The Avondale 2 precinct applies to an area that is bounded by Racecourse Parade to the north, Great North Road to the east, a small area of Town Centre to the south-east, land owned by the council to the South, as shown in sub-precincts A and B in [precinct plan 1](#).

The purpose of the precinct is to provide town centre type activities, with limited opportunity for larger retail activities. The precinct is divided into sub-precinct A and sub-precinct B.

Sub-precinct A is intended to provide town centre supportive activities that integrate with the Great North Road Main Street, including vehicle access for activities fronting Great North Road. New streets within sub-precinct A are envisaged to be visually attractive public-access environments including generous footpaths and on-street car parking.

Sub-precinct B is intended to facilitate development of a secondary town centre street environment that supports the Great North Road Main Street, provides opportunities for larger scale (non-retail) commercial and institutional activities. Sub-precinct B is also intended to create an access link from Great North Road through to the Avondale 1 precinct, and ultimately to Ash Street. New streets within sub-precinct B are envisaged to be visually attractive public-access environments including generous footpaths and on-street car parking.

The provisions which apply to sub-precincts A and B are in addition to, and should be read alongside, provisions relating to the Town Centre zone. Where there is any conflict between zone and sub precinct rules, the sub-precinct rules shall apply.

Objectives

1. Limited opportunities are available for larger retail activities.
2. The intensification of commercial, residential, community and civic activities is enabled.
3. The scale and intensity of development is increased while ensuring development is in keeping with Avondale Town centre's planned future character.
4. Key street and intersection locations are identified to assist in specific traffic network flow characteristics.
5. New streets deliver high pedestrian amenity and good connectivity internally and to the traffic network.
6. Activities are restricted prior to the creation of vehicle access points and public-access roads in accordance with [Figure 1](#).

Policies

1. Enable significant change where the outcome can be shown to contribute to the function, amenity, and vitality of the Avondale Town Centre and is an efficient use of the Town Centre's infrastructure including the creation of new public access links between Great North Road and Ash Street.
2. Provide for different scales of town centre activity which:
 - a. service the surrounding community's needs for a range of moderate intensity uses, such as commercial, leisure, tourist, cultural, community and civic amenities
 - b. enable terraced housing and apartment residential activities
 - c. support public transport, pedestrian and cycle networks and the ability to change transport modes

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- d. contribute to a high standard of local character and identity, possibly including public spaces developed to complement buildings and streets
- 3. Enable the intensification of commercial, residential and community activities, by:
 - a. encouraging the substantial scale, concentration and density of buildings
 - b. the comprehensive development and redevelopment of sites.
- 4. Recognise the importance of the indicative streets within the sub-precinct areas and the particular streets identified on the Key Retail and General Commercial Frontage overlay as primary places for public interaction by:
 - a. requiring buildings to develop frontages to these streets to:
 - i. provide higher stud heights between floors to maximise building adaptability to a range of uses
 - ii. avoid blank walls
 - iii. provide easily accessible pedestrian entrances.
 - b. requiring building frontages subject to the Key Retail Frontage overlay to:
 - i. maximise glazing
 - ii. erect frontages of sufficient height to frame the street
 - iii. provide weather protection to pedestrians.
- 5. Enable a limited level of retail activity than would exist elsewhere within the Town Centre zone.

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7.3 Babich

The objectives and policies of the underlying Large Lot Residential and Single House zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct

Precinct description

The Babich precinct applies to 88.5ha of land which is located approximately 2.5km west of the Henderson Metropolitan Centre. The purpose of this precinct is to provide for a mix of residential densities which recognise and enhance the ecological and amenity values of the Paremuka Stream and its tributaries through:

- subdivision design controls which address infrastructure and land stability issues
- providing a 50m wide esplanade reserve along the stream
- active restoration and revegetation of riparian margins

There are two underlying zones within the precinct, Single House and Large Lot Residential, and three sub-precincts:

- Sub-precinct A covers residential zoned land and provides for a minimum 450m² site size in the Single House zone and a minimum average site size of 2000m² (1250m² minimum) in the Large Lot Residential zone.
- Sub-precinct B provides for a 4ha minimum site size.
- Sub-precinct C provides for a 450m² minimum site size and introduces a requirement for a framework plan to address activities associated with existing winery operations on-site.

These sub-precincts are shown on [precinct plan 1](#) which also includes an indicative road and open space layout.

Objectives

The objectives are as listed in the Single House and Large Lot Residential zones except as specified below:

1. Subdivision and development is designed and implemented in a comprehensive, efficient and integrated way which addresses infrastructure and land constraints.
2. The urban form and pattern of development is integrated with the surrounding traffic network and recognises existing activities occurring inside the precinct.
3. The ecological and amenity values of the Paremuka Stream and its tributaries are protected and enhanced.

Policies

The policies are as listed in the Single House and Large Lot Residential zones except as specified below:

1. Require urban development to be undertaken in a manner which does not have an adverse effect on human health by ensuring that land contaminated from previous rural activities is remediated.
2. Require urban development to be undertaken in a manner that manages any areas of land instability.
3. Require urban development to be undertaken in a manner which protects and enhances the Paremuka Stream and its tributaries, including the active restoration and revegetation of riparian margins identified on the Babich precinct plan.
4. Require urban development to be undertaken in a manner which provides for road, cycle, pedestrian and public open space linkages in accordance with the Babich [precinct plan](#), and includes the provision of an esplanade reserve along the Paremuka Stream.
5. Require urban development to manage the interface between residential development and any remaining winery or grape growing activities.

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6. Encourage the development of a framework plan in sub-precinct C to ensure subdivision and development are designed and integrated in a coordinated manner.
7. Encourage consultation with any other owners of land within the sub-precinct when preparing a framework plan.
8. Require the framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct
 - b. any neighbouring precinct

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7.4 Birdwood

Precinct description

The Birdwood precinct applies to an area west of Don Buck Road and south of Red Hills Road in west Auckland. It incorporates subdivision and development provisions specific to this area.

The precinct identifies development density specific to each site. This density reflects the precinct's development potential and recognises the important resource management issues of land stability, protection of rural character and avoidance of downstream flooding.

In addition to enabling subdivision, the Birdwood precinct also seeks to achieve greater environmental protection by identifying areas where bush protection and stream enhancement is required.

Objectives

The objectives are as listed in the Countryside Living and Large Lot zones in addition to those specified below:

1. The natural environment is protected and enhanced by imposing subdivision design and density controls.
2. Density that supports the retention of the rural character of the Birdwood area is enabled in the precinct.

The objectives and policies of the underlying Countryside Living and Large Lot Residential zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct

Policies

The policies are as listed in the Countryside Living and Large Lot zones in addition to those specified below:

[rp/dp]

1. When undertaking subdivision, protect and enhance native vegetation adjacent to streams and rivers to increase the resilience, biodiversity and integrity of native ecosystems and to improve water quality.
2. Re-vegetate identified areas with appropriate native vegetation as part of any subdivision and require their permanent legal protection..
3. Avoid areas of native vegetation when undertaking subdivision and development and maintain linkages between native vegetation, fauna habitats and waterways.
4. Design and locate subdivision and development so as to avoid adversely affecting the rural character by:
 - a. not locating building platforms and driveways in prominent locations, such as on ridgelines
 - b. using design and landscaping to limit the effects on the landscape, where a prominent location cannot be avoided.
5. Avoid subdivision beyond what is provided for in the precinct rules.
6. Design and locate dwellings and vehicle access areas to avoid areas of land instability.

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7.5 Lincoln

The objectives and policies of the underlying Light Industry zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct

Precinct description

The Lincoln precinct applies to the Laidlaw College site and adjoining properties. The precinct is located between Lincoln Road, Clemway Place and Central Park Drive, in Henderson.

The Lincoln precinct has been split into two sub-precincts. Lincoln sub-precinct A applies to the Laidlaw College site. This sub-precinct enables a range of Laidlaw College activities to cater for the unique and diverse requirements of the student population, employees and visitors. Lincoln sub-precinct B applies to sites adjoining Laidlaw College (sub-precinct A). Sub-precinct B provides more stringent development controls than those allowed for in the underlying Light Industry zone, in order to manage reverse sensitivity effects.

Objectives

1. Operation of facilities that meet the educational needs of Laidlaw College students, facilitate research and development, and provide for the well-being of staff, students and visitors is enabled.
2. Operation of facilities that meet the residential accommodation needs of Laidlaw College students and staff members (whose role requires them to live on the site) is enabled.
3. Positive integration of Laidlaw College facilities with the wider environment and mitigation of potential and actual adverse effects is enabled.
4. Adverse reverse sensitivity effects from activities on sites adjoining Laidlaw College are avoided, remedied or mitigated.

Policies

1. Enable a wide range of activities on the Laidlaw College site including early childhood, primary and tertiary education opportunities for students and staff, residential accommodation for students and staff, research, healthcare, recreation and accessory activities.
2. Provide for a scale of accessory activities that meet the needs of staff, students and visitors of Laidlaw College without:
 - a. undermining the function of the Henderson Metropolitan Centre as the primary location for business activities
 - b. adversely affecting the road network.
3. Require the design and external appearance of buildings and structures in Lincoln sub-precinct B to not adversely affect the amenity values of the Laidlaw College area.
4. Require screening or landscaping of waste management facilities in the precinct service areas/buildings and car parking to enhance their appearance when viewed from adjacent residential areas or the public realm.
5. Protect and enhance the visual amenity values and safety of adjacent public open spaces through the appropriate site layout and design, and external appearance of buildings and other structures.
6. Require buildings adjacent to publicly accessible private open spaces and pedestrian linkages through sites to be designed and located to overlook these spaces and contribute to their safety.
7. Control the dimension and location of car parking, loading spaces and driveway access to them to allow efficient and safe access through compliance with appropriate land use and development control rules.

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7.6 New Lynn

The objectives and policies of the underlying Metropolitan, Mixed Use and Terraced Housing and Apartment Building zone apply in the following precinct and sub-precincts unless otherwise specified. Refer to the planning maps for the location and extent of the precinct, and [precinct plan 1](#) within the precinct rules for the sub-precincts.

Precinct description

The purpose of the New Lynn precinct is to enable the growth and development of the metropolitan centre, while providing for existing activities. Achieving this purpose requires:

- enabling development that supports public transport facilities
- enabling intensive, high amenity retail, commercial and residential development
- providing for existing industrial activities
- providing for the road network and new proposed roads
- enabling the Monier (CSR) Brickworks to continue operating until all ceramic related activities cease.

Additional controls in addition to the underlying zones are required to achieve the expected outcomes within and adjoining the metropolitan centre.

Objective

The objectives are as listed in the underlying zones except as specified below:

1. Intensive, high amenity retail, commercial and residential development occurs, to support the public transport facilities in the developing metropolitan centre.
2. The development of new roads and open space infrastructure in accordance with [precinct plan 1](#).
3. Enable the Monier (CSR) Brickworks to continue operating.

Policies

The policies are as listed in the Metropolitan Centre zone except as specified below:

1. Require the development of new roads, connections and public open space in accordance with [precinct plan 1](#).
2. Require that new buildings and development do not compromise the provision of new roads, connections and public open space as shown on [precinct plan 1](#).
3. Enable the continued operation of the Monier (CSR) Brickworks until all such activities cease.
4. Managing actual or potential reverse sensitivity effects through design and acoustic attenuation of new residential developments.

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7.6.1 New Lynn sub-precinct A

Precinct description

Sub-precinct A covers an area of semi-developed land currently used for industrial activities including a site currently occupied by Monier (CSR) Brickworks and a completed clean fill. The industrial activities may cease in the future, which provides an opportunity to develop intensive residential living close to the New Lynn Metropolitan Centre and the New Lynn public transport interchange. To take advantage of this strategic location, the New Lynn sub-precinct A enables more intensive built form, and provides for taller buildings than those permitted in the Terraced Housing and Apartment Building zone.

The existing industrial activities require provisions to manage reverse sensitivity effects between residential development and adjacent industrial activities. The scale of retail activities are controlled by the underlying zone.

Objectives

1. High amenity medium and high density residential living is enabled while managing reverse sensitivity effects on Monier (CSR) Brickworks.

Policies

1. Enable development of a greater height than that provided in the Terraced Housing and Apartment Buildings zone.
2. Manage design and acoustic attenuation of activities that create reverse sensitivity effects and may constrain the operation of Monier (CSR) Brickworks.
3. Ensure that development fronting proposed open space is of a scale, height and form that contributes to the amenity of the public open space.

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7.6.2 New Lynn sub-precinct B

Precinct description

Sub-precinct B applies to a site currently occupied by Monier (CSR) Brickworks. In addition to the underlying Metropolitan Centre zoning, industrial provisions are required to manage the existing activity in the sub-precinct. Should the sub-precinct be re-developed, provisions are required to manage the scale of retail activities to minimise adverse effects on the traffic network, and to manage the design of retail activities where it fronts proposed open space.

Objective

1. The effects of existing industrial activities are managed.
2. High amenity development is enabled while enhancing the amenity of adjacent open space.

Policy

1. Existing industrial activities are managed to ensure that any new effects from those activities do not generate adverse effects within or outside the sub-precinct.
2. Development adjoining or adjacent to public open space should contribute to the amenity of that public open space.

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7.6.3 New Lynn sub-precinct C

Precinct description

Sub-precinct C covers an area currently occupied by Lynn Mall. Redevelopment in this area provides an opportunity to enhance the relationship between Lynn Mall and the adjacent pedestrian environment. This sub-precinct introduces rules and criteria to ensure that new development provides active frontages and shop entrances close to the street boundary.

Objective

1. New development supports and enhances the adjacent pedestrian environment on Memorial Drive, Great North Road, Veronica Street and Totara Avenue.

Policies

1. Require new development to:
 - a. be designed and located in a manner that enables convenient pedestrian access to shops and the mall
 - b. respond to the pedestrian environment through active building frontages
 - c. enhance the safety and amenity of pedestrians through passive surveillance and weather protection and by consolidating parking away from the street
 - d. maintain the location of the Memorial Drive entrance so that it remains opposite McCrae Way and Memorial Square.
2. Require new outdoor spaces to be designed and located in a manner that enhances the adjacent streetscape.

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7.7 Penihana North

The objectives and policies of the underlying Large Lot, Single House and Mixed Housing Urban zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub precincts.

Precinct description

The Penihana North precinct and 3 sub-precincts (A, B and C) provide for the expansion of the Swanson local centre. The underlying zoning for sub-precincts A, B and C are Large Lot, Single House and Mixed Housing Urban respectively. The precinct is located mostly within a 500m radius of the Swanson railway station and is approximately 22.5 ha in size.

Provision is made for medium density housing in sub-precinct C, close to the Swanson railway station and local centre. A range of conventional Single House and Large Lot residential sites are provided for in sub-precinct A and B located in the southern part of the precinct to provide a density transition to the Waitakere Ranges Heritage Area to diminish the effect of built form and urban activities.

The precinct provides a framework for the subdivision and development of the area. There are specific subdivision design criteria which require consideration of design elements illustrated in the Penihana North [precinct plan](#). The focus of these criteria is on movement of pedestrians, cyclists and vehicles block size and site type, design of roads and design of reserves. Where development will incorporate both land use and subdivision consent applications, the land use application must precede or be processed concurrently with the subdivision application and the relevant design elements/ matters shall apply to the assessment of that land use application. Specific roadscape designs are required where sub-precincts B and C adjoin Christian Road to acknowledge the rural amenity of this road.

Objectives

The objectives are as listed in the Large Lot, Single House and Mixed Housing Urban zones except as specified below:

1. A quality residential neighbourhood is established in Penihana North with a range of site sizes and house types; including medium density housing within walking distance of the Swanson train station and Swanson local centre.
2. A graduated intensity of urban development is established in the southern part of Penihana North to diminish the effects on the adjoining rural foothills in the Waitakere Ranges Heritage Area.
3. Land use and transport (pedestrian, cycle and road linkages) is integrated within Penihana North and connected with the Swanson train station and Swanson local centre.
4. The existing environmental features of Penihana North are protected and enhanced.
5. Urban development is consistent with the Penihana North [precinct plan](#).

Policies

The policies are as listed in the Large Lot, Single House and Mixed Housing Urban zones except as specified below:

1. Enable medium density housing within sub-precinct C that has a height of up to two storeys and predominantly comprises detached townhouses and/or semi-detached duplex houses.
2. Enable interconnected pedestrian, cycle and road linkages particularly to the Swanson railway station, Swanson local centre and public open space network.
3. Encourage a graduated transition in residential density where development adjoins the foothills of the Waitakere Ranges Heritage Area through the provision of a range of residential site sizes, including larger residential sites.
4. Require development along Christian Road to acknowledge the rural amenity of land in the Waitakere

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Ranges Heritage Area located opposite Penihana North.

5. Protect and enhance the Blewitt Gully Stream and Waimoko Stream and their riparian margins.
6. Protect and enhance the regenerating native vegetation located alongside Christian Road, identified on the Penihana North [precinct plan](#).

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7.8 Swanson North

The objectives and policies of the underlying Countryside Living, Rural Conservation and Large Lot zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

Swanson North is located in the eastern foothills of the Waitakere Ranges. It contains that part of the former Swanson Structure Plan area which falls outside the Waitakere Ranges Heritage Area boundary. It is characterised by low density settlement and rural and natural landscapes. It is valued for its vineyards and pastoral landscape elements.

The legacy structure plan for Swanson North provided for limited low density subdivision and development in the area. Those structure plan provisions have been incorporated into this precinct where relevant. The purpose of this precinct is to provide for the pattern of low density subdivision and development anticipated by the legacy structure plan. No additional subdivision is anticipated in this area during the lifetime of the Unitary Plan given the likely adverse impact on rural character in this area.

Refer to [precinct plan 5](#) which depicts the boundary of the precinct.

Objectives

The objectives are as listed in the Countryside Living zone except as specified below:

1. Swanson North has a rural character with low density settlement and few urban scale activities.
2. The ecological and landscape values of the area are protected from inappropriate subdivision and development.
3. The effects of subdivision and associated development are managed to retain a buffer between the bush-clad and urban parts of the city.

Policies

The policies are as listed in the Countryside Living zone except as specified below:

1. Require subdivision and associated development to be of a scale, design and location in keeping with the existing amenity and character values of the area.
2. Enable limited subdivision development provided it:
 - a. protects and enhances streams, lakes, watercourses, wetlands and the coast and their margins
 - b. restores low-quality areas of vegetation or re-vegetates bare areas along waterway margins
 - c. avoids, remedies or mitigates any adverse effects on landscape character, and amenity values or the environment
 - d. integrates with stormwater and wastewater treatment and disposal.
3. Require subdivision design to:
 - a. avoid the need to clear native vegetation
 - b. retain or link significant vegetation and fauna habitat areas
 - c. incorporate on-site native vegetation planting
 - d. avoid development on natural and heritage landscape elements
 - e. minimise soil erosion
 - f. avoid adversely affecting the visual, historical, cultural, or spiritual significance of iwi of the Waitakere Ranges.

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4. Encourage on-site water retention and drainage methods that protect and enhance stream quality.
5. Require legal and physical protection of native vegetation to ensure these areas are protected for perpetuity, and where necessary require fencing to achieve permanent stock exclusion.
6. Require sites to:
 - a. have practical vehicle access to a road, while maintaining road safety, but without modifying the site to such an extent that the character of the surrounding landscape is adversely affected
 - b. minimise their adverse effect on the mauri of water, native vegetation and fauna habitat, and land
 - c. minimise their adverse effect on the historical, cultural or spiritual significance of any site or wāhi tapu of significance to Mana Whenua.

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7.9 Waitākere Ranges Heritage Area

Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Waitākere Ranges Heritage Area precinct incorporates all land within the Waitākere Ranges heritage area (WRHA or heritage area) as defined by the Waitākere Ranges Heritage Area Act 2008 (WRHAA). The purpose of this precinct is to provide a framework of district plan provisions for the heritage area that give effect to the Act.

The heritage area includes the Waitākere Ranges and its foothills and coasts. It comprises an area of some 27,720ha of public and private land located between metropolitan Auckland and the west coast. The area is of local, regional and national significance and is outstanding for its terrestrial and aquatic ecosystems, which include large continuous areas of primary and regenerating lowland and coastal rainforest, wetland, and dune systems with intact ecological sequences. It also contains distinctive and outstanding flora, fauna and landscapes.

The Ranges (part of a remnant volcanic landform) are the western visual backdrop to metropolitan Auckland. The foothills and coastal areas are a combination of rural, urban, and natural landscapes that create an important transition and buffer zone to the forested part of the Ranges.

The WRHA has a long and rich human history. It is a distinctive cultural domain for Māori and lies within the rohe of both Te Kawerau A Maki and Ngati Whatua. European settlement began more than 160 years ago. Past human occupation and resource use has also contributed to the landscape character of the area.

The WRHA includes the 17,000ha Waitākere Ranges Regional Park. The Park is protected at local, regional, and national levels and also acts as a major water catchment contributing to Auckland's water supply.

In 2005, more than 21,000 people lived in the WRHA mostly in forest dominated urban, rural, or coastal communities. The area is subject to development and urban intensification pressures. These pressures are compounded by the area's proximity to metropolitan Auckland and threaten the unique features of the area.

The WRHAA was enacted in April 2008. Its purpose is to recognise the national, regional and local importance of the WRHA and to promote the protection and enhancement of its heritage features for present and future generations. To achieve this purpose the WRHAA:

- a. establishes the heritage area;
- b. states the national significance of the heritage area and defines its heritage features;
- c. specifies the objectives of establishing and maintaining the heritage area; and
- d. provides additional matters for council to consider when making a decision, exercising a power or carrying out a duty that relates to the heritage area.

The identified statutory heritage features individually and collectively contribute to the significance of the heritage area. By way of summary, the features include:

- a. the terrestrial and aquatic ecosystems of prominent indigenous character;
- b. the different classes of natural landforms and landscapes;
- c. the coastal areas;
- d. the natural functioning streams;
- e. the quietness and darkness of the Waitākere Ranges and coastal parts of the area;

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- f. the dramatic landform of the Ranges and foothills;
- g. the opportunities the area provides for wilderness experiences, recreation, and relaxation;
- h. the eastern foothills which act as a buffer and provide a transition from metropolitan Auckland to the forested ranges and coast;
- i. the subservience of the built environment to the area's natural and rural landscape;
- j. the historical, traditional and cultural relationships of people, communities and Tangata Whenua within the area;
- k. its distinctive local communities;
- l. the Waitākere Ranges Regional Park and its importance as an accessible public place with significant natural, historical, cultural and recreational resources; and
- m. the public water catchment and supply system.

The act also sets out a number of objectives of establishing and maintaining the heritage area. In summary, these objectives are directed at protecting, restoring and enhancing the heritage features of the area and in particular, ensuring that the cumulative impact of development on the heritage area as a whole is considered when decisions are made affecting any part of it.

The WRHAA requires the council to give effect to the act's purpose and objectives in plan development at both regional and district levels and when considering discretionary and non-complying resource consent applications for the area.

Precinct structure

Because the heritage area includes numerous different landscapes, local communities and patterns of land use this precinct has been divided into a number of sub-precincts. Some of those sub-precincts also contain different policy areas and sub-policy-areas in recognition of the unique character of certain settlements, villages and property areas within the precinct boundary. The extent of the precinct and location of the sub precincts can be found on [Precinct Plan 21: Waitakere Ranges Heritage Area Precinct](#).

The precinct is divided into the following sub-precincts each of which contain additional objectives, policies and rules relevant to subdivision and/or development in the sub-precinct areas:

Table 1

| WRHA Precinct | | |
|--|--------------------------------------|---|
| Sub precinct | Policy area | Sub policy area |
| Sub-precinct A: Waitākere Foothills | Policy area 1: Ōrātia | Sub-policy area A: Oratia Village |
| | Policy area 2: Swanson South | |
| Sub-precinct B: Waitākere Ranges and Bush Living | | |
| Sub-precinct C: Titirangi Laingholm | Policy area 1: Titirangi/Laingholm A | |
| | Policy area 2: Titirangi/Laingholm B | |
| | Policy area 3: Titirangi Village | Sub-policy area A (commercial) Sub-policy area B (residential) |
| Sub-precinct D: Waitākere Coastal Settlements | | |

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| | | |
|---|-------------------------|--|
| Sub-precinct E: Large Property Management Areas | Policy area 1: Wainamu | |
| | Policy area 2: Bethells | |
| | Policy area 3: Te Henga | |
| Sub-precinct F: Waitākere Ranges Regional Park | | |

Sub precinct descriptions

Sub-precinct A: Waitākere Foothills

The Waitākere Foothills sub-precinct covers the area between the developed, urban part of Waitākere and westward to the bush-covered part of the Waitākere Ranges. It includes the mixed landscape of the eastern foothills catchments of Ōrātia, Opānuku, Swanson South and the upper Kumeu streams, excluding the relatively continuous bush cover of the upper catchments and ridges. The sub-precinct forms an ecological and visual buffer between the bush-clad and urban parts of the city. Activities include a mixture of vineyards, orchards and pasture. Limited settlement is allowed where it does not cause adverse impacts on native vegetation and fauna habitat or rural character.

There are two policy areas in this sub-precinct which are Ōrātia and Swanson South. The boundaries of these policy areas are shown in [Precinct Plan 2: Ōrātia Policy Area](#) and [Precinct Plan 3 Swanson South Policy Area](#) respectively. Both policy areas are based on former structure plan boundaries for those areas. The Swanson South policy area only includes that part of the former Swanson Structure Plan area which falls within the WHRAA boundary.

Policy area 1: Ōrātia

Ōrātia has a history of diverse rural uses. This rich rural history is still visible in its rural landscapes and the many old orchard buildings. Outside its village, Ōrātia is characterised by low density settlement with few urban-scale activities. Buildings in Ōrātia still reflect the area's rural history and are subservient to the natural and rural landscapes. There is a clear divide between urban Auckland and rural Ōrātia which is viewed as a 'gateway' or edge. The open and spacious views from Parrs Cross Road/Pine Avenue southwards across the rural Ōrātia valley are particularly important in defining this visual edge of metropolitan Auckland. The upper Ōrātia valley displays a strong connection with the Ranges due to its elevation and extent of native vegetation.

The area's settlement pattern is in transition through the implementation of the former Ōrātia Structure Plan, which enabled small rural holdings throughout the landscape and has been incorporated into the Unitary Plan where relevant. No additional subdivision is anticipated in this area during the lifetime of the Unitary Plan. Any further subdivision risks compromising the natural environment and rural character and amenity of the area.

Ōrātia is significant to Tangata Whenua, notably Te Kawerau a Maki who have a long history of occupation and use of the land. These structure plans were prepared to enable limited subdivision capacity in Ōrātia and Swanson South while protecting the existing character, landscape, water quality and heritage features of these areas. The structure plans also sought to avoid increasing flooding risk and contain the spread of the urban area within certain boundaries. Where relevant those structure plan provisions have been incorporated into the subdivision rules for this sub-precinct.

Sub policy area A: Ōrātia Village

The Ōrātia rural village is centred on the primary school on West Coast Road. It is the historic centre of the local area and constitutes a loose assemblage of buildings and activities. It has a recognisable village form, but this is incomplete and disconnected with gaps to views of rural Ōrātia. The village is a valued place in the community, providing a centre for local facilities, meeting and socialising. The views north from the village to the forested escarpment, with open rural land in the foreground, make an important contribution to the rural character of Ōrātia Village. [Precinct Plan 11: Ōrātia Village](#) shows the location of Ōrātia Village sub policy area.

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Policy area 2: Swanson South

The Swanson South policy area comprises that part of the former Swanson Structure Plan area which falls within the heritage area boundary. As with other foothill communities it is characterised by low density settlement and rural and natural landscapes. The Swanson South area is valued for its vineyards and pastoral landscape elements. It provides for limited low density subdivision and development in the area. No additional subdivision is anticipated in this area during the lifetime of the Unitary Plan given the likely adverse impact on rural character.

Sub-precinct B: Ranges and bush living

This sub-precinct comprises most of the privately-owned land around the periphery of the open space area within the heritage area. This typically contains important natural features such as large areas of contiguous native bush, coastal areas, significant landforms and geological sites, and significant terrestrial and aquatic ecosystems.

In the core of the sub-precinct is the Scenic Drive ridge and the forested upper reaches of the Ōrātia and Ōpānuku streams' catchments, the western and southern edges of which are bounded by large continuous areas of primary and regenerating indigenous rainforest, the Waitākere Ranges Regional Park and the public water supply catchments. The eastern edge is bounded by the orchards and farms of Ōrātia and Ōpānuku/Henderson Valley.

The sub-precinct provides limited opportunity for further growth and development. This recognises the local, regional and national significance of the area and prevents development from having an adverse impact on critical finite resources. The extent of the sub-precinct is shown on [precinct plans 12 to 15](#).

Sub-precinct C: Titirangi Laingholm

The land within the Titirangi Laingholm sub-precinct includes more intensively settled residential areas within the heritage area where natural features dominate, but the built form is situated within a native bush setting. Titirangi is unique in that it is a forested community both within the RUB and the heritage area.

The sub-precinct has three policy areas:

1. Titirangi Laingholm A
2. Titirangi Laingholm B
3. Titirangi Village

Policy areas 1 and 2 provide specific development and subdivision controls for the purpose of maintaining and enhancing the character of those respective areas. Policy area 1 is located north of a line running along the ridge at Scenic Drive/Titirangi Road/Rangiwai Road and Godley Road. It drains north and has more of an annotation towards the urban parts of the city. The density of subdivision enabled in policy area 1 recognises the proximity to the urban environment. Policy area 2 drains towards the Manukau Harbour and is located further from urban areas. It contains many large sites and areas of intact vegetation. The density of subdivision is less in this area to avoid fragmentation of intact vegetation. Titirangi Laingholm A and B are shown on [Precinct Plan 16: Titirangi Laingholm](#).

Policy area 3: Titirangi Village

The Titirangi Village policy area is located in the south-east of the Ranges.

The purpose of the policy area is to support the social, economic and cultural well being of the community whilst recognising and enhancing the existing character and amenity of the village through:

- controlling the design of new buildings
- protecting the surrounding landscape values

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- enabling specific non-residential land uses within certain residential areas in close proximity to the village centre
- protecting and enhancing its heritage features.

Titirangi Village is the focal point for the Titirangi community and supports the community's social, cultural, economic and environmental wellbeing.

The village is a distinctive place in the Auckland region because of its setting, character, scale, form and function. It is both a gateway to the Ranges and a destination and meeting place for residents and visitors. A range of businesses and services provide for the needs of residents and visitors, creating a village atmosphere and offering local employment opportunities.

The village is dominated, defined and enclosed by the surrounding natural landforms and forested landscapes. Defining landform features are Rangiwai Hill and Mt Atkinson, located at each end of the village, and the indigenous forested area located on both sides of Titirangi Road (including indigenous forest opposite Lopdell house). The village is located on the sensitive ridgeline which stretches between these landform features.

Lopdell House is an important landmark of the village. It dominates the village, is iconic and valued by the community. Overall, buildings within the village are subservient to the surrounding vegetation and landforms. The pattern of village development is compact and contained within defined boundaries.

Titirangi is significant to Tangata Whenua, especially Ngati Whatua who fought a battle in the area, and who along with Te Kawerau A Maki have a long history and relationship with this area.

There are four underlying zones within the policy area:

- Local Centre
- Large Lot
- Public Open Space - Civic and Community
- Public Open Space - Conservation

This policy area manages variations in land use and development controls affecting sites subject to the Local Centre and Large Lot zones.

There are two sub-policy areas:

- Sub-policy area A (commercial) introduces design and development controls that manages the built form of the centre and protects landscape values. The underlying zone for this sub-policy area is Local Centre
- Sub-policy area B (residential) supports specific non-residential land use in the residential area. The underlying zone for this sub-policy area is Large Lot.

The Titirangi Village sub policy areas A and B are shown on [Precinct Plan 17: Titirangi Village](#).

Sub-precinct D: Waitākere Coastal Settlements

This sub-precinct includes the small coastal settlements lying along the west coast and Manukau coast within the heritage area. Natural features and the coastal landscape dominate, but the settlements represent more intensive residential development than in the surrounding Waitākere Ranges. This sub-precinct applies to the following settlements:

- Parau

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- Huia
- Little Huia
- Karekare
- Piha
- Bethells/Te Henga
- Cornwallis

The purpose of this sub-precinct is to provide for subdivision and development controls that will maintain and enhance the unique character and pattern of development in these areas.

Sub-precinct E: Large Property Management Areas

The Large Property Management Area sub-precinct is made up of a number of large properties (over 75 ha) located within the Waitākere Ranges. Environmental assessments of these sites have provided detailed information on which to base individual management plans for each property. In each case, the permitted subdivision, use and development has been tailored to the unique circumstances of the property, taking into account existing and past use of the properties and the opportunities to achieve net environmental benefits.

There are three policy areas within this sub-precinct:

- Policy area 1: Wainamu – the purpose of this policy area is to provide for the economic and environmental sustainability of this land.
- Policy area 2: Bethells – the purpose of this policy area is to provide for a range of existing and proposed activities in the modified north-western sector of the property in a way which enhances the landscape and fosters improved management.
- Policy area 3: Te Henga – the purpose of this policy area is to recognise and provide for the unique cultural, historic, and ecological value of this land.

The boundaries of the policy areas are shown on [precinct plans 18 - 20](#) respectively.

Sub-precinct F: Waitākere Ranges Regional Park

This sub-precinct comprises the 17,000ha regional park located in the Ranges. The Park is protected at local, regional and national levels and has been established over a period of 110 years through gifts, grants, purchases and vestings. The Park also contributes to Auckland's water supply. This part of the Ranges acts as a major water catchment for metropolitan Auckland.

Development within the Park is controlled under the Unitary Plan through the regional park objectives, policies and rules in the Auckland-wide section and the provisions of the underlying open space conservation zone. However, in recognition of its status under the WRHAA, it is also part of this precinct and therefore subject to the general objectives and policies for the heritage area.

Objectives

This part sets out the district level objectives that apply to the heritage area. The objectives for the heritage area are as listed in the applicable underlying zone except as specified below. If there is any conflict between the objectives of this precinct and the applicable underlying zone, the precinct objectives shall prevail.

1. The heritage features of the WRHA are protected, restored and enhanced.
2. The adverse effects of development including cumulative effects on the environment and its heritage features are recognised and avoided.
3. Impacts on the heritage area as a whole are considered when decisions are made affecting any part of

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it.

4. A precautionary approach is adopted when considering decisions that threaten serious and irreversible damage to a heritage feature.
5. The limited capacity of the heritage area to absorb further subdivision is recognised to protect its heritage features.
6. Subdivision is of a character, scale and intensity that does not by itself, or cumulatively, adversely affect the heritage features or contribute to urban sprawl.
7. The quality and diversity of landscapes in the heritage area are maintained, restored, enhanced and managed in an integrated way. Landscapes of local, regional or natural significance are protected.
8. Community distinctiveness, character and identity are maintained and enhanced.
9. Low-density urban areas rural and coastal villages where the built environment is subservient to the natural and rural landscape are maintained.
10. The buffer between the rural environment and the bush environment is maintained and enhanced.
11. Rural uses are provided for to retain rural character.
12. The social, cultural, economic and environmental well-being of the heritage area's people and communities is provided for while protecting the heritage features of the area.
13. The natural and cultural values of waterways are maintained so they continue to provide safe drinking water, clean streams and beaches for swimming and gathering food.
14. Natural processes such as the water cycle, erosion, depositing and regeneration continue without unnecessary modification.
15. The largely continuous cover of native vegetation is maintained and enhanced.
16. Aquatic and terrestrial ecosystems are managed to protect and enhance ecological, indigenous habitat, and amenity values.
17. Those features of the heritage area that relate to its water catchment and supply functions are protected.
18. The natural and historic resources of the Regional Park are protected in perpetuity for their intrinsic worth and for the benefit, use and enjoyment of the Auckland region and New Zealand.
19. Non residential activities that benefit the people and communities of, and visitors to, the heritage area are of an appropriate nature, size and scale. These activities are clearly connected to the wellbeing of these people and the enjoyment, protection, or enhancement of the natural character and amenity of the heritage area.
20. Roads infrastructure is designed to protect the heritage features of the area.

Policies

The policies for the heritage area are as listed in the applicable underlying zone except as specified below. In the event of any conflict the policies in this precinct shall prevail:

1. Require development and subdivision to be consistent with the objectives of the WRHAA.
2. Avoid development and subdivision which will have a cumulative adverse effect on the heritage features of the WRHA.
3. Ensure activities protect, restore and enhance heritage features and avoid, remedy or mitigate adverse effects, including cumulative effects, on those features and the environment.

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4. Require subdivision and development to be of a scale, design and location in keeping with the existing amenity and character values of the area.
5. Ensure built development is subservient to the natural values of the rural or bush setting.
6. Require buildings, infrastructure and structures, including fences and driveways, to be sited, designed and where necessary, screened by appropriate vegetation so that:
 - a. the existing amenity values and character of the local area are not compromised
 - b. views of sensitive ridgelines and areas of high and outstanding natural character are not compromised.
7. Ensure roads and their associated traffic volumes do not detract from the characteristic levels of quiet and wilderness or rural character.
8. Enable the people of the heritage area to provide for their social, economic, cultural and environmental wellbeing in a way that is compatible with and/or enhances the heritage features and character of the area.
9. Avoid the development of activities that do not rely on or support the productive use and capacity of rural land, or the character, amenity, community, recreational attributes of the WRHA and coast.
10. Enable non-residential activities:
 - a. which sustain and rely upon residents within the heritage area and which support the area's distinct communities
 - b. of a type, scale and intensity that will not, on an individual or cumulative basis, lead to adverse effects on landscape and amenity values
 - c. that ensure the amount and frequency of traffic movement generated is at a level that avoids adverse effects on the wilderness or rural character and characteristic levels of quiet.
11. Avoid non-residential activities that:
 - a. may be more appropriately located in urban areas and
 - b. generate a significant number of trips from the urban area and/or
 - c. attract other non-residential activities around them, leading to incremental urban growth.
12. Enable filming activities to be undertaken in a manner that avoids, remedies or mitigates adverse effects on amenity and character, in particular traffic generation and modifications to natural landforms from temporary structures.
13. Limit any commercial and office activities to home occupations and activities that support the area's distinctive communities, creating opportunities for local business support and innovation.
14. Limit any commercial overnight accommodation to that associated with home occupation activities, existing commercial accommodation, and on large properties in the heritage area, to small scale commercial overnight accommodation and camping grounds.
15. Provide for small scale local convenience retail and services in appropriate locations to support the wellbeing of the area's distinct communities and help reduce the need for travel outside of the area.
16. Encourage creative endeavour, creative industries, including filming and arts and crafts.
17. Provide opportunities for the appropriate expansion of lawfully existing activities to ensure they continue to provide for the wellbeing of the community and/or the quality of the visitor experience.
18. Enable nature, rural and wilderness experiences, outdoor recreation and pursuits, and relaxation activities that are compatible with, and appropriate to, the amenity of the area and the natural and rural environment.

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19. Encourage the reuse of existing buildings that relate to the historic and/or rural character of the area. Control the design, scale and location of new buildings, structures and development to ensure they are appropriate to the area, avoid remedy or mitigate adverse effects on road and/or streetscape, and are subservient to the natural and/or rural landscapes of the area.
20. Avoid activities that result in:
 - a. inappropriate earthworks and vegetation removal
 - b. adverse amenity noise, lighting and odour effects on adjoining properties.
21. Recognise and provide for the relationship between Mana Whenua and the heritage area.
22. Wherever possible, require activities to be designed and managed to:
 - a. minimise demand for water and energy in a way that further reduces demands for water and energy supply systems, and extraction of water from waterways
 - b. reduce, reuse or recycle any solid waste.
23. Avoid modifications to the natural interface between land and water, including the coast, that could impede or alter the natural migration of the coastline, sand-dunes, waterways, lakes or wetlands, except where remedial work is required to protect human life or property associated with existing settlement.
24. Where modifications to the natural interface between land and water are necessary, minimise and mitigate the extent of changes to natural character and natural processes.
25. Where native vegetation clearance is necessary, clearing should be undertaken where the vegetation is of low ecological or landscape value when compared to alternative clearing options.
26. Require appropriate active restoration and rehabilitation to be carried out in areas where significant native vegetation and fauna habitat are under threat as a result of past activities, such as animal and plant pest release, exposure to edge effects, or removal of seed sources.

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1. Sub Precinct A. Waitakere Foothills

Objectives

Sub-precinct A: Waitākere Foothills

The objectives are as listed in the Countryside Living zone and this precinct except as specified below:

1. The foothills have a rural character with low density settlement and few urban scale activities.
2. The ecological values of the foothills are protected.
3. The effects of subdivision and development are managed to retain a buffer between the bush-clad and urban parts of the city.

Policy Area 1: Ōrātia

4. Subdivision and development retains and enhances local rural character and amenity.

Sub policy Area A: Ōrātia Village

5. Ōrātia Village is:
 - a. a small neighbourhood-scale rural village that supports the social, economic and cultural wellbeing of the community and is clearly connected to the history, community, and rural character of the area
 - b. an attractive and distinctive small-scale rural village and service centre easily accessed by the local community for meeting, socialising and purchasing their everyday needs.
6. Development is confined to the village and the type, location, scale and character of activities provided for maintain and enforce the rural village character and amenity of the area.

Policies

Sub-precinct A: Waitākere Foothills

The policies are as listed in the Countryside Living zone and this precinct except as specified below:

1. Control land use and development to protect the sensitive environmental qualities and ecological values of this area.
2. Allow buildings and activities that:
 - a. do not contribute to adverse visual effects, including cumulative effects
 - b. avoid, remedy or mitigate adverse effects on views to the Ranges, the rural foothills and the western skyline of Auckland
 - c. are compatible with the amenity values, neighbourhood character and the natural landscape
 - d. are appropriate in scale, intensity and context
 - e. minimise effects on ecosystems, including native vegetation and habitats of native fauna
 - f. do not lead or contribute to urban expansion and the fragmentation of rural character
 - g. do not adversely affect the safety of residents of the neighbourhood
 - h. contribute to and enhance the ongoing productive use of rural land, and the restoration of degraded terrestrial and aquatic ecosystems
 - i. link non-residential activities with rural activities and/or with creative endeavour in the heritage area
 - j. are located to retain a rural road character and roadscape distinct from urban residential or commercial streets.
3. Enable a diversity of small-scale rural business activities with a focus on food production, eating and drinking, history, culture, creative endeavour and innovation, that have a clear and genuine connection

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with the resources, communities or the character and amenity of the heritage area.

4. Limit retail activities outside of the Oratia Rural Village to small scale home occupations, nurseries, garden centres, creative endeavour, food and beverages and agricultural and horticultural produce.
5. Enable greenhouse activities provided that their adverse effects on the environment can be avoided, remedied or mitigated.
6. Limit any industrial activities to those that support the productive use of rural land and/or provide services to rural activities, and involve the manufacturing of goods from, or processing of agricultural and horticultural produce.
7. Encourage the on-going maintenance and enhancement of rural landscapes and rural character by enabling a diversity of rural business activities that have a clear connection with the community and its resources or maintain connections with the foothills' productive past, including retaining and maintaining farming orchards, vineyards and shelterbelts, and designing landscape elements in new activities to reflect the area's history and rural production.
8. Enable rural business activities to contribute to rural character and amenity through the re-establishment or continued management of agricultural or horticultural activities on site.
9. Maintain a clear visual boundary and contrast between metropolitan Auckland and the foothills environment and reinforce the RUB through design and location of rural business activities and associated infrastructure on the rural side of the boundary, to reinforce rural character and amenity.
10. Allow limited subdivision development provided it:
 - a. protects and enhances streams, lakes, watercourses, wetlands and the coast and their margins
 - b. restores low-quality areas of vegetation or revegetation of bare areas along waterway margins
 - c. avoids, remedies or mitigates any adverse effects on landscape character, and amenity values or the environment
 - d. integrates with stormwater and wastewater treatment and disposal.
11. Require subdivision design to:
 - a. avoid the need to clear native vegetation
 - b. retain or link significant vegetation and fauna habitat areas
 - c. incorporate on-site native vegetation planting
 - d. avoid development on natural landscape elements and heritage features
 - e. minimise soil erosion
 - f. avoid adversely affecting the visual, historical, cultural, or spiritual significance of iwi of the Waitākere Ranges.
12. Encourage on-site water retention and drainage methods that protect and enhance stream quality.
13. Require legal and physical protection of native vegetation to ensure these areas are protected for perpetuity, including, where necessary requiring fencing to achieve permanent stock exclusion.
14. Require sites to:
 - a. minimise their adverse effect on the mauri of water, native vegetation and fauna habitat, and land
 - b. minimise their adverse effect on the historical, cultural or spiritual significance of any site or wāhi tapu of significance to Mana Whenua
 - c. achieve the relevant future character and amenity statements expressed in the applicable local area plan.

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Policy Area 1: Ōrātia

13. Provide for activities (including subdivision) which contribute to Ōrātia's rural character and amenity by enabling development which:
 - a. maintains links with Ōrātia's productive past, including:
 - i. retaining and maintaining, where practicable, remnants of former orchards, vineyards and shelterbelts and
 - ii. designing landscape elements in new development to reflect Ōrātia's orchard and viticulture past
 - b. is subservient to the rural landscape
 - c. protects, re-uses, restores and/or enhances existing rural buildings where practicable
 - d. maintains a sense of rural spaciousness through the careful placement and design of buildings, structures, and vegetation
 - e. maintains a clear boundary between metropolitan Auckland and rural Ōrātia along the heritage area boundary
 - f. preserves rural views
 - g. maintains rural character and appearance
 - h. avoids loss of significant areas of indigenous vegetation and indigenous habitat
 - i. avoids urban style infrastructure (eg reticulated wastewater)
 - j. promotes the establishment of off-road walking and cycle trails
 - k. recognises that Ōrātia has very limited subdivision capacity beyond that already provided for in the Ōrātia policy area.

Sub policy Area A: Ōrātia Village

14. Require development and subdivision to:
 - a. protect, restore and enhance the heritage features of the village, particularly rural views to the north
 - b. be of a small neighbourhood-scale and rural village form, amenity and character
 - c. support the social, economic and cultural well being of the Ōrātia community
 - d. support its role as a gateway to the heritage area
 - e. become a focus for local creative endeavour and innovation.
15. Enable a limited range of small-scale non-residential activities within Ōrātia Village.
16. Limit the type, scale and intensity of activities and buildings to maintain a low density and spacious rural village character.
17. Promote the reuse of existing buildings
18. Ensure high standards of design are achieved that reinforce the rural setting, and contribute to the character and amenity of the village.
19. Ensure adequate separation between buildings and maintenance of view shafts to the surrounding rural landscapes.

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20. Recognise the availability of on-street car parks to support the function of the village and its activities.
21. Provide landscape enhancements that reflect the horticultural-based productive history and character of Ōrātia.
22. Provide a limited extension to reticulated wastewater infrastructure to serve the village.
23. Maintain a clear boundary between rural Ōrātia and the village.
24. Avoid signs dominating the visual amenity of the village.

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2. Sub Precinct B. Waitakere Ranges and Bush Living

Objectives

Sub Precinct B: Waitākere Ranges and Bush Living

The objectives are as listed in the Rural Conservation zone and this precinct except as specified below:

1. The forested character, amenity and landscape values of the sub-precinct are retained and enhanced.
2. Reticulated wastewater or transportation infrastructure of an urban scale or character is avoided.

Policies

Sub-precinct B: Waitākere Ranges and Bush Living

The policies are listed in the underlying Rural Conservation zone and this precinct except as specified below:

1. Maintain growth and development thresholds, including rural subdivision standards, at a level that permanently protects the heritage features of the area.
2. Require buildings to be aggregated on a site to minimise their environmental impact..
3. Require subdivision design to:
 - a. protect significant and outstanding native vegetation and fauna habitat, and restoration areas, and where possible avoid clearance of, or damage to, this resource
 - b. minimise adverse effects arising from subsequent placement of structures, roads, and other infrastructure, on the overall resilience, biodiversity and integrity of ecosystems
 - c. minimise adverse effects during the course of establishing the subdivision, including those arising from surveying
 - d. recognise the natural values of native vegetation and fauna habitat and linkages between these areas.
4. Require appropriate active restoration and rehabilitation be carried out where areas of significant native vegetation and fauna habitat are under threat as a result of past activities, such as animal and plant pest release, exposure to edge effects, or removal of seed sources.
5. Require remedial or mitigation works to be carried out where activities will result in an unavoidable adverse effect on native vegetation and fauna habitat.

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3. Sub Precinct C. Titirangi Laingholm

Objectives

Sub-precinct C: Titirangi Laingholm

The objectives are as listed in the applicable underlying zone and this precinct except as specified below:

1. The unique density pattern and landscape qualities of the more intensively developed areas of Titirangi Laingholm are maintained and enhanced.

Policy area 1: Titirangi Village

The objectives for sub-policy area A of the village are as listed in the Local Centre zone and this precinct except as specified below. The objectives for sub-policy area B of the village are as listed in the Large Lot zone and this precinct except as specified below:

1. Titirangi village provides for the social, cultural, economic and environmental well-being of the community whilst ensuring its village form and character is maintained and enhanced.
2. Sub-policy area A is the primary location for retail and non-residential activities.
3. Commercial development in sub-policy area A is of a scale, bulk, height and intensity that integrates with the surrounding landscape and natural landform.
4. A limited range of non-residential activities in sub-policy area B is enabled in keeping with the scale of surrounding residential buildings.
5. Titirangi Village functions as a community focal point for Titirangi and a cultural destination and gateway to the WRHA.
6. Development maintains the visual prominence of Lopdell House, protects views to natural and heritage features and maintains the subservience of built elements to the surrounding landforms and forest setting.
7. Development maintains the village's distinct boundaries and provides quality architectural outcomes and a mainstreet form with active building frontages to Titirangi Road.

Policies

Sub-precinct C: Titirangi Laingholm

The policies are as listed in the applicable underlying zone and this precinct except as specified below:

1. Design and facilitate subdivision and associated development to:
 - a. avoid the need for clearance of native vegetation and maintain the dominance of the natural environment
 - b. require planting of native vegetation to improve the natural environment
 - c. protect native vegetation through legal protection mechanisms and fences
 - d. allow buildings and structures which will not be visually prominent, particularly on ridgelines, or through the removal of native vegetation
 - e. maximise the use of passive environmental designed dwellings by appropriate site orientation
 - f. enable practical vehicle access to a road which maintains safety but does not modify the site to an extent that adversely affects the character of the surrounding landscape
 - g. avoid earthworks that do not minimise alterations and visible scars to the landform and landscape
 - h. protect the mauri of water, native vegetation and fauna habitat and land
 - i. be consistent with the existing pattern of density in the area.
2. Ensure built development is subservient to the heritage values of the bush setting.

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Policy area 1: Titirangi Village

The policies are as listed in the Large Lot zone and this precinct except as specified below. The policies for sub-policy area B are as listed in the Town Centre zone and this precinct except as specified below.

Sub-policy area A

3. Enable new buildings that are designed to:
 - a. avoid extensive shadowing of pedestrian and public places
 - b. contribute to the visual landscape of the village
 - c. provide quality architectural and design outcomes
 - d. achieve a mainstreet form with active building frontages where appropriate
 - e. protect the visual prominence of Lopdell House and maintain views to natural and heritage features.
4. Limit building height adjacent to Titirangi Road.
5. Encourage retail at street level and develop building façades that enhance the pedestrian experience and provide continuous pedestrian cover over the footpath.
6. Avoid signs dominating the built form of the village.
7. Retain the forested backdrop to the village.
8. Avoid inappropriate vehicle access and parking areas adjoining the street frontage on Titirangi Road and within forested areas.

Sub-policy area B

9. Provide for a limited range of non-residential activities within buildings of a residential scale and form, comparable in design to existing residential buildings.

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4. Sub Precinct D. Waitakere Coastal Settlements

Objectives

Sub-precinct D: Waitākere Coastal Settlements

The objectives are as listed in the Rural Conservation zone and this precinct except as specified below:

1. Coastal qualities of the coastal settlements within the heritage area are maintained and enhanced.
2. Settlement is of a density and scale that reflects and maintains the form and pattern of existing development.
3. Buildings and structures maintain and enhance the visual character and amenity of the settlements.
4. Subdivision and development is integrated with the natural characteristics of each coastal settlement.

Policies

Sub-precinct D: Waitākere Coastal Settlements

The policies are as listed in the underlying Rural Conservation zone and this precinct except as specified below:

1. Provide for limited further subdivision.
2. Design subdivision and development to:
 - a. minimise the intrusion of buildings and structures, including driveways and vehicle access, into the coastal landscape
 - b. avoid, where possible, buildings and structures in locations that will adversely affect natural features including native vegetation
 - c. maintain existing development patterns and not introduce buildings and structure which will be:
 - i. visually prominent, particularly on ridgelines or through the removal of native vegetation
 - ii. urban in character.
3. Require development and subdivision to maintain the dominance of the natural environment and coastal character over the built form.
4. Require new development to be consistent with the existing pattern and form of development through:
 - a. building height
 - b. building location
 - c. building coverage
 - d. yards
 - e. density
 - f. subdivision.

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5. Sub Precinct E. Large Property Management Areas

Objectives

Sub-precinct E: Large Property Management Areas

The objectives are as listed in the underlying Rural Conservation zone and this precinct except as specified below:

1. Each policy area provides for an appropriate mix of activities which enables the economic and environmental sustainability of the land but is consistent with the surrounding environment.
2. Any adverse environmental effects associated with anticipated development in the policy areas are avoided or appropriately mitigated.

Policies

Sub-precinct E: Large Property Management Areas

1. Require subdivision and development to be of a scale, design and location in keeping with the unique circumstances of the policy areas within this sub-precinct, taking into account existing and past use of the policy areas and the opportunities to achieve net environmental benefits in those areas.

Policy Area 1: Wainamu

2. Encourage activities that will result in a modest increase in subdivision and development while securing the permanent protection and enhancement of areas of significant vegetation.
3. Ensure that the ecological and landscape values of the property continue to be well managed by enabling the use of land for filming, grazing and forestry.
4. Require new dwellings and areas for forestry to be located so that the natural character of the landscape is protected.

Policy Area 2: Bethells

5. Provide for a range of activities in the modified northwestern sector of the policy area in a way which enhances the landscape and fosters improved land management.
6. Concentrate buildings, grazing and viticulture in the northwestern sector of the policy area and provide screening to minimize visual effects.

Policy Area 3: Te Henga

7. Provide for a limited scale of subdivision and development while identifying ecological values which merit permanent protection and enhancement.

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6. Sub Precinct F. Waitakere Ranges Park

Objectives

Sub-precinct F: Waitākere Ranges Park

1. The objectives for this sub-precinct are those listed:
 - a. in the underlying Public Open Space Conservation zone
 - b. this precinct
 - c. Auckland-wide - Regional Park precinct.
2. In the event of any conflict the objectives in this precinct shall prevail.

Policies

Sub-precinct F: Waitākere Ranges Regional Park

1. The policies for this sub-precinct are those listed in:
 - a. the underlying Public Open Space Conservation zoning
 - b. this precinct
 - c. the Auckland-wide - Regional Park precinct.
2. In the event of any conflict between these policies, the policies in this precinct shall prevail.

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7.10 Westgate

The objectives and policies of the underlying Metropolitan Centre, General Business, Mixed Business, Terrace Housing and Apartment Buildings, and Light Industry zones apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Westgate precinct is located approximately 18km west of the Auckland city centre. The precinct is predominately greenfield land adjacent to the north-western motorway and includes the existing Westgate Centre.

There are six sub-precincts in the Westgate precinct:

- sub-precinct A is zoned Metropolitan Centre and contains the key retail streets that are the focal point of pedestrian activity within the precinct
- sub-precinct B is zoned General Business and includes a key retail street linking to sub-precinct A
- sub-precinct C is zoned Mixed use
- sub-precinct D is zoned Terrace Housing and Apartment Buildings
- sub-precinct E is zoned Metropolitan Centre and includes a key retail street with pedestrian linkages to sub-precinct A
- sub-precinct F is zoned Light Industry.

The primary purpose of the precinct is to develop a new metropolitan centre in sub-precinct A, integrated with the existing Westgate Centre in sub-precinct E. The precinct will provide an integrated employment and business area, comprising a retail core in sub-precincts A and E, surrounded by a mix of large format retail, compact mixed use, residential and light industrial activities in the adjoining sub-precincts. The precinct will include community and public transport facilities centred around the town square and a new library in sub-precinct A.

The Westgate Precinct Plan (refer to [precinct plan 1](#)) applies to the whole precinct. The precinct plan shows the sub-precinct boundaries and the major roads pattern, indicative roads, indicative bus interchange, indicative park and ride and indicative open space. The Westgate Concept Plan – Conceptual Road Network (refer to [precinct plan 2](#)) provides further detail of the transport network including strategic access points.

To facilitate the integrated and efficient development of the precinct, framework plans are provided for in all of the sub-precincts, except for sub-precinct F. A framework plan is a resource consent authorising land uses including the location and physical extent of roads and open spaces, and allowable building envelopes within a sub-precinct. The framework plan for a sub-precinct must include elements of the Westgate urban concept plan.

Objectives

The objectives for the sub-precincts are as listed in the Metropolitan Centre zone, General Business zone, Mixed Business zone, Terrace Housing and Apartment Buildings zone, and Light Industry zone except as specified below:

1. The Westgate precinct is developed in a comprehensive and integrated way for urban activities in a manner that recognises the importance of sub-precincts A and E as a metropolitan centre.
2. The key retail streets in sub-precinct A are the focal point of urban growth and pedestrian activity, with the key retail streets and general commercial streets in adjoining sub-precincts supporting this role.
3. High-quality urban design outcomes are achieved in the metropolitan centre and pedestrian linkages through, and between, sub-precincts are promoted.

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4. Sub-precinct A is the compact, pedestrian oriented retail core of the precinct with a comprehensively planned mix of large and small scale retail activities integrated with other commercial activities (including offices), mixed use activities, and community facilities.
5. Urban growth in sub-precinct E is comprehensively planned to integrate with sub-precinct A, while ensuring that the expansion or intensification of retail activities in the sub-precinct does not detract from the viability of the development of a compact, pedestrian oriented retail core in sub-precinct A.
6. Urban growth in sub-precincts B and C is comprehensively planned to integrate with, and support, the metropolitan centre, while ensuring that retail activities within sub-precincts B and C do not detract from the viability of the metropolitan centre in sub-precinct A.
7. Residential development in sub-precincts B, C and D provide high-quality amenity for residents.
8. Sub-precinct F is an integrated business and employment area with a focus on land-extensive industrial activities.
9. Adverse effects of stormwater runoff are remedied or mitigated.
10. Adverse effects on the surrounding road network are avoided.

Policies

The policies for the sub-precincts are as listed in the Metropolitan Centre zone (sub-precinct A and E), General Business zone (sub-precinct B), Mixed Use zone (sub-precinct C), Terrace Housing and Apartment Buildings zone (sub-precincts B, C and D) and Light Industry zone (sub-precinct F) except as specified below:

Development

1. Promote comprehensive and integrated development and redevelopment of the sub-precincts in accordance with [Precinct Plan 1](#) and approved framework plans.
2. Encourage the development of framework plans for sub-precincts A to E prior to subdivision, the establishment of land use activities or development within the sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.
3. Encourage consultation with any owners of land within a sub-precinct, and any neighbouring sub-precinct, when preparing framework plan.
4. Require the framework plan to demonstrate the interrelationship and future integration with other land within the sub-precinct and precinct, particularly where a framework plan is only prepared for part of a sub-precinct.
5. Provide for the greatest density of urban growth and retail development to occur in sub-precinct A.
6. Enable redevelopment and intensification in sub-precinct E where the outcome can be shown to contribute to the function, amenity and vitality of the metropolitan centre, and to enhance integration with sub-precinct A.
7. Control the development of additional retail in sub-precinct E until no less than 44,200m² GFA has been established in sub-precinct A.
8. Require development and redevelopment of sub-precincts B, C and E to not detract from the viability of the development of a compact, pedestrian oriented retail core in sub-precinct A.
9. Provide for compact mixed use environments by:
 - a. managing development in sub-precincts A, C and E to provide a range of commercial, retail and residential activities
 - b. enabling residential and office activities above street level in the metropolitan centre.
10. Provide for the development of large format retail in sub-precinct B between the Terrace Housing and Apartment zone and the northern motorway to mitigate the adverse effects of the operation of the

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transport network on sensitive activities.

11. Enable a mix of compatible activities in sub-precinct B including residential, office and small service activities.
12. Avoid the establishment of intensive shopping malls or large format retail in sub-precinct C that will prevent the intensification outcomes sought within sub-precinct A being achieved, except for:
 - a. one supermarket located within the south-eastern street block adjoining Fred Taylor Drive.
 - b. Provision for large format retail in the sub-precinct adjacent to Fred Taylor Drive north of the intersection with Don Buck Road.
13. In sub-precinct F, enable land extensive industrial and manufacturing activities to locate and avoid the establishment of large format retail activities, including trade suppliers.
14. Enable the establishment of a school within close proximity to the metropolitan centre core and new residential development in the north of the precinct.

Built form

15. Control development so that its scale and design contributes to the creation of high-quality amenity through pedestrian connections and public open space.
16. Require buildings with frontages to key retail streets in sub-precincts A and E to be developed to a height above street level which retains a sense of enclosure and human scale, and preserves sunlight access.
17. Manage the adverse effects of large format retail by:
 - a. requiring the height and form of new buildings to recognise the key retail streets and key commercial streets
 - b. ensuring new buildings achieve a quality built environment
 - c. managing compatibility issues between new buildings and adjoining sites and activities through controls on site layout and design
18. Recognise the importance of the key retail streets in sub-precincts A and E as primary places for public interaction by requiring buildings with frontages to these streets to:
 - a. avoid blank walls
 - b. provide easily accessible pedestrian entrances
 - c. provide minimum floor heights to maximise building adaptability to a range of uses
 - d. maximise glazing
 - e. erect frontages of sufficient height to frame the street
 - f. provide weather protection for pedestrians
 - g. locate vehicle crossings in sub-precinct A in accordance with [precinct plan 2](#)
 - h. be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking
 - i. avoid new vehicle crossings in sub-precinct E
 - j. provide for pedestrian linkages in accordance with [precinct plan 2](#).

Pedestrian access, street quality and safety

19. Support the development of public open spaces, pedestrian and cycle linkages, including enhancement

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of the riparian margins, in accordance with [precinct plan 1](#).

20. Promote the development of pedestrian linkages between sub-precinct A and E to:
 - a. encourage pedestrian activity and movement between the sub-precincts
 - b. integrate the Westgate metropolitan centre, while ensuring vehicle movements are facilitated.

Infrastructure

21. Require urban growth to be sequenced to align with the delivery of infrastructure.
22. Manage development so that it does not adversely affect the safe and efficient operation of the traffic network.
23. Require the intersections with Fred Taylor Drive to be consistent with [precinct plan 2](#), unless it can be demonstrated that alternative access points would result in a better outcome for:
 - a. the efficiency of the traffic network
 - b. public transport
 - c. pedestrian activity
 - d. urban amenity
 - e. an integrated metropolitan centre focused around the key retail streets.
24. Require that the integration of sub-precinct A and E is not compromised by heavy vehicle traffic travelling from sub-precinct F.
25. Promote the integration of public transport facilities within the metropolitan centre and wider precinct while supporting the compact urban growth of sub-precinct A.
26. Provide for stormwater mitigation and passive recreational opportunities by requiring developments to provide public open spaces and riparian margins in accordance with the [precinct plan 1](#).
27. Require development to be consistent with the Tōtara integrated catchment management plan.

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7.11 Westpark Marina

The objectives and policies of the underlying Marina zone apply in the following precinct and sub-precincts unless otherwise specified. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Westpark Marina precinct is located at Clearwater Cove, Hobsonville in Auckland's upper Waitemata Harbour. The precinct includes the coastal marine area, Westpark marina and 4.5 hectares of adjoining land.

The purpose of the Westpark Marina precinct is to provide for a range of marine-related, commercial, retail and residential activities in addition to the activities provided for in the Marina zone, including the ferry terminal facility.

The precinct modifies the height controls of the Marina zone.

The precinct provides for a range of activities similar to those presently undertaken within the precinct area. This includes marina, ferry terminal, marine-related, commercial, retail and residential activities. The need to maintain the amenity values of the surrounding area, including, where appropriate, views through and over the site to the harbour, and provide for public access to and along the coastal edge is also recognised.

The precinct is comprised of six sub-precincts as shown on the planning maps:

- Sub-precincts A, B, C - provide for a broad range of activities and impose specific height controls.
- Sub-precinct D - specifically provides access to the boat ramp, trailer parking and park-and-ride facility associated with the ferry terminal.
- Sub-precincts E and F - provide for marina and marine related uses.

Objectives

The objectives are those for the underlying Marina zone except as specified below:

1. The activities undertaken within the precinct enhance the existing marina, ferry terminal, marine and marine village activities.
2. Development within the precinct is sensitive to the unique marine location, and provides for public access and enjoyment of the coast.
3. The amenity values of land adjoining the precinct are maintained.

Policy

The policies are as listed in the underlying Marina zone except as specified below:

1. Require new development to be designed and located in a manner that is:
 - a. sensitive to the unique marine location
 - b. does not adversely affect the operation of the marina or ferry terminal
 - c. avoids, to the extent practicable, adverse effects on the amenity values of land adjoining the precinct, including visual amenity
 - d. maintains, and where possible enhances, public access to and along the coastal edge.